



The Den . . . In Focus

Progress Continues on First Street Redevelopment

The City, its consultants, and representatives of First Street LLC (the developer the City has been working with on the project) continue to work on the plan that will bring new residents, visitors, and private investment to downtown St. Charles.

On October 10, representatives of First Street LLC presented a concept plan to the members of the City Council for review and comment. Mr. Bob Rasmussen of First Street LLC stated that the goal of the project is to build a new downtown restaurant and entertainment area that will be supplemented by retail stores, housing, offices, and public spaces.

At the conclusion of the presentation, the City Council and members of the general public provided feedback on the project to the developers. City staff is working cooperatively with the developer to incorporate the suggestions.

First Street is a mixed-use project that will be located in an area bounded generally by the Fox River, Main Street/IL Rte. 64, Second Street/IL Rte. 31, and Prairie Street. Current plans call for an exhilarating redevelopment that will consist of residential, office, and commercial space with attractive, functional public spaces. In addition, the development will provide approximately 836 new parking spaces downtown, with the majority of those provided in an approximately 400-car public parking garage located between Illinois and Main/Rte. 64, First Street and Second Street/IL Rte. 31. That parking garage will be funded in part by \$3.7 million in federal funding that was obtained with the assistance of Congressman Dennis J. Hastert, Speaker of the House. Other



public improvements will include new streets and sidewalks as well as replacement of electric, water and sewer infrastructure.

Final approval by the City is planned for early in the first quarter of 2006, with construction slated to begin towards the end of the second quarter. The time between now and then will be used to complete the financial evaluation of the project, finalize the development plan, negotiate the appropriate agreements, conduct public meetings, and develop the detailed construction drawings.

The City is using a Tax Increment Financing (TIF) district to help facilitate the project. Tax Increment Financing (TIF) is a state-authorized program that allocates taxes from future increases in property value from a designated area to pay for improvements only within that area.

Normally, property is taxed by several different governmental jurisdictions (the city, school district, county, park district, etc.) and those taxes are allocated to each agency. Under TIF, increases in taxes from new development, redevelopment, or increased value are all allocated to the city to fund improvements permitted under state law. TIF is not an increase in taxes; it is only a re-allocation of taxes collected.



In the long run, the entire community benefits due to the additional development that is stimulated.

The opportunity to implement something of this magnitude that will have a positive, long-lasting impact on the community does not happen very often. As Mayor Don DeWitte has said previously, this is a project that will have positive impacts for St. Charles for 100 years.

The City is committed to fully analyzing this project to ensure that a sound decision is made and that First Street is an asset for generations to enjoy. If you would like further information, please visit the First Street page on the City's web site – <http://www.stcharlesil.gov> – or call the Community Development Department at 630-377-4443.

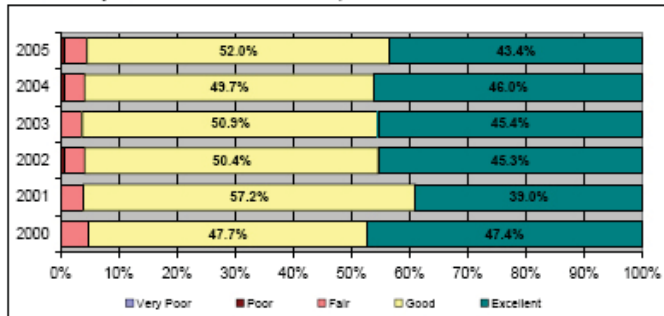


2005 Priorities Survey

On July 15, 2005, 1,590 Priorities Surveys were sent out to a random sample of residents in the City of St. Charles. Of the 1,590 surveys sent out, 506 were returned to the City before the cut-off date of August 12. This resulted in a 31.8% response rate and was high enough to make the sample statistically representative of the population, with a 4.5% (+ or -) margin of error.

The list of residents was randomly selected from the Utility Billing database. This summary provides a portion of the data gained from this year's survey and how it compares to previous years. The results are posted on the City's web site, www.stcharlesil.gov/getinvolved/. Questions or comments may be directed to Megan Pierce in the City Administrator's Office, 630-377-4915/mpierce@stcharlesil.gov.

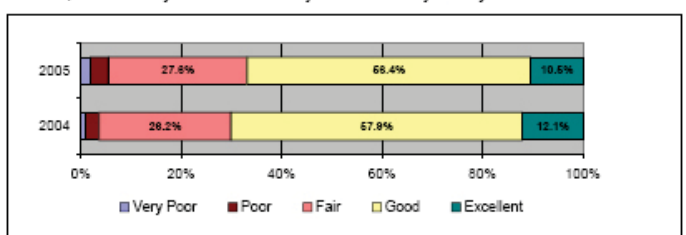
How would you describe St. Charles as a place to live?



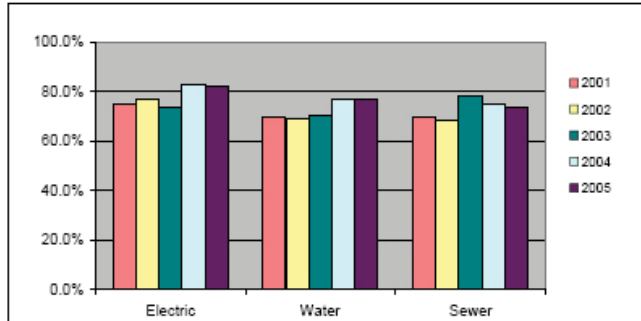
95.4% of respondents described St. Charles as an "excellent" or "good" place to live.

66.9% of respondents feel they are getting a "good" or "excellent" value.

Overall, how would you rate the value you receive for your city tax dollar?



Do you feel that the utility services are a good value for their money?



"Providing accurate and consistent utility billing service," was ranked as one of the areas in which citizens are most satisfied.

More results from the 2005 Priorities Survey will be included in the next several issues of *The Den . . . In Focus*.

<http://www.stcharlesil.gov/news/stcharlesnewsflashcog.html>